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**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING AND BUILDING**  
**STAFF REPORT**

**Planning Commission**

MEETING DATE October 13, 2005	CONTACT/PHONE Andrea Miller, 781-4171	APPLICANT John and Mary Donati	FILE NO. AGP2004-00023						
<b>SUBJECT</b> Proposal by John and Mary Donati to establish an agricultural preserve to enable the applicants to enter into a land conservation contract. The project site is 166 acres within the Agricultural land use category and is located at 7137 Webster Road one mile from the intersection of La Panza Road and Highway 58, approximately 10 miles east of the community of Creston. This site is in the Shandon-Carrizo planning area.									
<b>RECOMMENDED ACTION</b> Recommend approval of this request to establish an agricultural preserve to the Board of Supervisors as follows: <table style="width: 100%; margin-top: 10px;"><tr><td style="width: 35%;"><b>Preserve Designation:</b></td><td><b>Shandon Agricultural Preserve No. 8</b></td></tr><tr><td><b>Minimum Parcel Size :</b></td><td><b>320 Acres</b></td></tr><tr><td><b>Minimum Term of Contract:</b></td><td><b>20 Years</b></td></tr></table>				<b>Preserve Designation:</b>	<b>Shandon Agricultural Preserve No. 8</b>	<b>Minimum Parcel Size :</b>	<b>320 Acres</b>	<b>Minimum Term of Contract:</b>	<b>20 Years</b>
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<b>Minimum Parcel Size :</b>	<b>320 Acres</b>								
<b>Minimum Term of Contract:</b>	<b>20 Years</b>								
<b>ENVIRONMENTAL DETERMINATION</b> Categorical Exemption (Class 17) ED04-552									
<b>LAND USE CATEGORY</b> Agriculture and Rural Lands	<b>COMBINING DESIGNATION</b> Flood Hazard	<b>ASSESSOR PARCEL NUMBER</b> 037-381-007	<b>SUPERVISOR DISTRICT(S)</b> 5						
<b>PLANNING AREA STANDARDS:</b> None Applicable		<b>LAND USE ORDINANCE STANDARDS:</b> Section 22.22.040C(2) – Minimum parcel size for new agricultural preserves							
<b>EXISTING USES:</b> Cattle grazing and Barn									
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <table style="width: 100%; margin-top: 5px;"><tr><td style="width: 50%;">North: Agriculture/Vacant</td><td style="width: 50%;">East: Agriculture/Vacant</td></tr><tr><td>South: Rural Lands/Vacant</td><td>West: Rural Lands/Vacant</td></tr></table>				North: Agriculture/Vacant	East: Agriculture/Vacant	South: Rural Lands/Vacant	West: Rural Lands/Vacant		
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<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: Ag Commissioner									
<b>TOPOGRAPHY:</b> Moderately Sloping to Steep		<b>VEGETATION:</b> Mostly open grassland, oak woodlands and sycamores along creeks							
<b>PROPOSED SERVICES:</b> None required		<b>ACCEPTANCE DATE:</b> June 1, 2005							
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER □ SAN LUIS OBISPO □ CALIFORNIA 93408 □ (805) 781-5600 □ FAX: (805) 781-1242</small>									



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## PROJECT REVIEW

### Site and Area Characteristics

Although farming is prevalent in the area, the closest agricultural preserve is within a mile from the project site. The parcel is to be used for dry framing and grazing.

The following table shows the Natural Resources Conservation Service soils rating of the site:

Land Capability Class		Irrigated Crop Suitability	Rangeland Suitability	Dry Farm Suitability	Acres
If Irrigated	Non-Irrigated				
-	VI	N/A	Well-Suited	-	20
-	VII		Suited	-	93
-	VII		Moderately-Suited	-	26
II	IV		Well-Suited	Suited	3
III	VI		Moderately-Suited	-	22
II	IV		Well-Suited	Suited	2
				Total	166

Exhibit A shows the location, topography, and land use designations of the site and adjacent properties.

### Compliance with the agricultural Preserve Rules of Procedure

The property meets the current eligibility requirements for an agricultural rangeland preserve since it has more than 100 acres of land described in the soils report as well-suited to moderately-suited as rangeland.

The appropriate minimum parcel size is 320 acres since the site consists of grazing lands with predominantly Class VII ratings. The appropriate minimum term of contract is 20 years.

The land use category of a portion of the site will need to be changed from Rural Lands to Agriculture by a county-initiated Land Use Element amendment as required for properties on which agricultural preserves are established. Such amendments are normally handled as a group once a year.

### Agricultural Preserve Review Committee

The Review Committee meeting was held from 1:30 to 4:00 p.m. on June 27, 2005, at the U.C. Cooperative Extension auditorium in San Luis Obispo. The agenda included three requests to establish new agricultural preserves to enable applicants to enter into land conservation contracts, two requests to amend the boundaries of existing agricultural preserves and contracts to add land; two requests to rescind a contract and simultaneously enter into two new contracts to reflect the division of the property into two parcels, and a discussion of airstrips on contracted land.

Voting members of the Review Committee present were Don Warden (Agricultural Liason Committee), Irv McMillan (Environmental Organization Member), Wayne Jensen (Farm Advisor), Hugh Pitts (Farm Bureau), Ed Carson (Land Conservancy of San Luis Obispo County) arriving for item 8, Robert M. Sparling (Public-at-Large Member), Lynda Auchinachie (County Agricultural Commissioner's Office), County Assessor (Sara Sylwester), and Warren Hoag (County Planning and Building Department).



Absent from the meeting were representatives of the Farm Service Agency, Cattlemen's Association, Soil Science Member. The meeting was chaired by Warren Hoag. Staff reports were presented to the committee by Terry Wahler and Andrea Miller of the Planning and Building Department.

The applicants were not present for this item. Staff described the applicant's request and summarized the staff report including the current agricultural use and the suitability of the soils for the intended agricultural use. Hugh Pitts requests clarification of soils classifications in the staff report. Terry Wahler and Warren Hoag provide additional information. Irv Mc Millan questions when the parcels were created in this area. Staff responds with information from the file. APRC members and staff discussed the surrounding land use categories and surrounding parcels.

Following the discussion, Don Warden moved that the committee recommend approval of the request as recommended by staff. This motion was seconded by Sara Sylwester. The Review Committee voted in favor of the recommendation 8 to 1, with Irv Mc Millan dissenting due to the disparity between the minimum parcel size for conveyance and the actual size of the property.

## **RECOMMENDATION**

Recommend approval of this request to establish an agricultural preserve to the Board of Supervisors as follows:

<b>Preserve Designation:</b>	<b>Shandon Agricultural Preserve No. 8</b>
<b>Minimum Parcel Size:</b>	<b>320 Acres</b>
<b>Minimum Term of Contract:</b>	<b>20 Years</b>

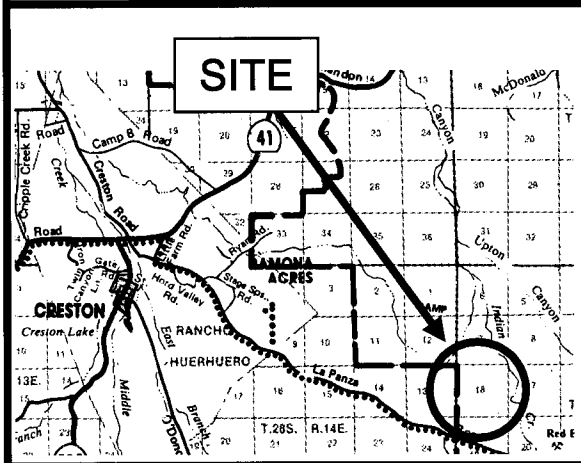
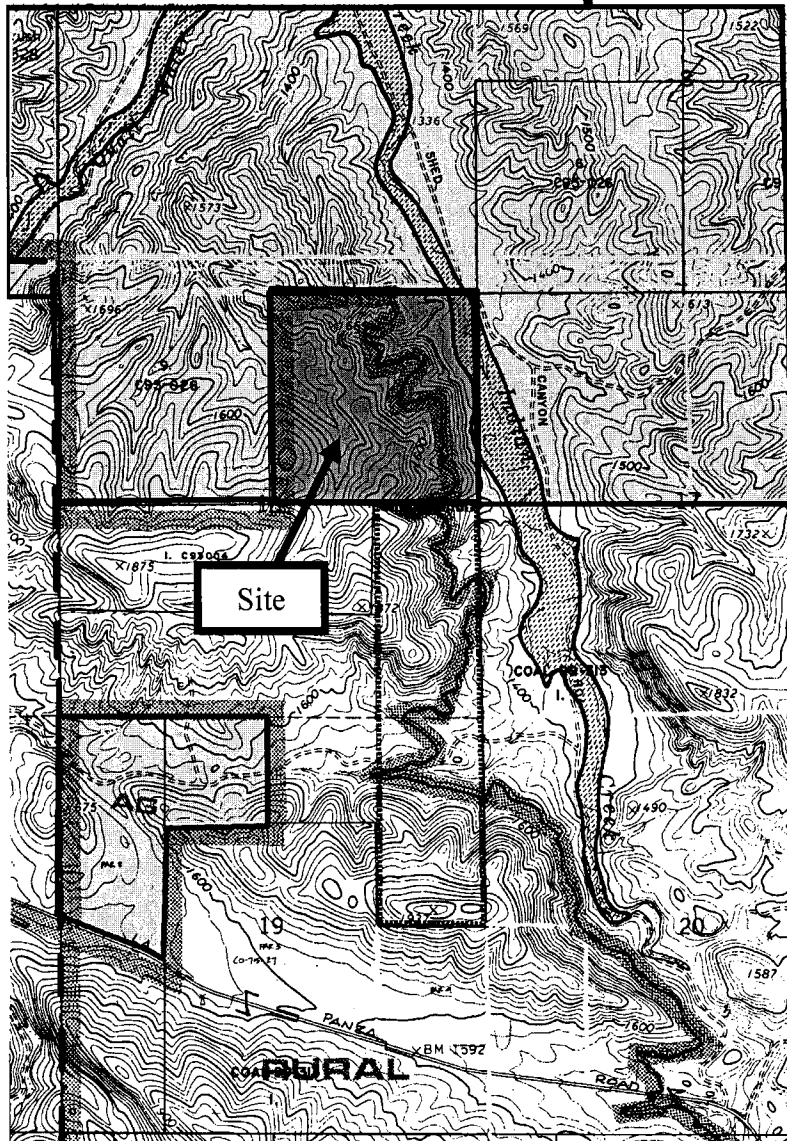
## **FINDINGS**

- A. The proposed establishment of this agricultural preserve is consistent with the San Luis Obispo County General Plan, including the Land Use Element and the Agricultural and Open Space Element, and the county's Rules of Procedure to Implement the California Land Conservation Act of 1965.
- B. The proposed establishment of this agricultural preserve is appropriate and consistent with the character of the surrounding area.

Report prepared by Andrea Miller and Terry Wahler  
and reviewed by Warren Hoag, Division Manager  
Agricultural Preserve Program



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# **EXHIBIT A: Shandon Ag. Preserve No. 8**



**Parcel Included: APN 037-381-007**



**Surrounding Land in Preserve and Contract**

## **EXHIBIT A**

**Establishing an Agricultural Preserve**

**File No. AGP2004-00023 – Donati**

**Minimum Parcel Size: 320 acres**

**Minimum Term of Each Contract: 20 Years**

**Resolution No.**

**Date:**